

ASSIGNEE'S SALE

OF VALUABLE FARM PROPERTY

Situated Near Lewistown, Maryland

By virtue of a power of sale contained in a mortgage from Brantley F. Keeney and Betty M. Keeney, his wife, to Alfred J. Galiani and Alfred E. Galiani, bearing date the 31st day of March, 1967, and recorded among the Land Records of Frederick County, in Liber No. 763, Folio 400, which said mortgage was duly assigned to Richard E. Zimmerman, for purposes of foreclosure, the undersigned Assignee will offer for sale, at the Court House door, in Frederick City, Frederick County, Maryland, on

FRIDAY, AUGUST 11, 1967

AT THE HOUR OF 11 O'CLOCK A. M.

all of the hereinafter described real estate, to-wit:

Parcel No. 1: All that piece or parcel of land situate, lying and being about one mile northeast from the town of Lewistown, on the public road leading from Lewistown to Creagers-town, in Lewistown Election District, Frederick County, Maryland, containing 198.88 acres of land, more or less, particularly shown and described on a Plat of Farm of O. B. Carr, made by M. M. Holley, Surveyor, dated March 11, 1934, and recorded in Liber 393, folio 93, one of the Land Records of Frederick County, Maryland.

Parcel No. 2: All that piece or parcel of land situate along the Bottomley Road, in Lewistown Election District, Frederick County, Maryland beginning for the same at a stone standing at the end of the first or South $\frac{1}{2}$ East 28.5 ps. line set forth in a deed to George W. Miller from Jacob H. Hinea, et al., dated September 12, 1881, and recorded in Liber A. F. No. 4, Folio 182, one of the Land Records of the County aforesaid, and running thence South $17\frac{1}{4}^{\circ}$ West 45.75 ps.; thence South $30\frac{1}{4}^{\circ}$ East 59.6 ps.; thence South $43\frac{1}{2}^{\circ}$ West 42.55 ps. to the middle of a public road; thence by and with the same, South $42\frac{3}{4}^{\circ}$ East 68.7 ps.; thence South 48° West 54.6 ps.; thence North 38° West 158.74 ps.; thence North $29\frac{1}{2}^{\circ}$ East 40 ps. to the middle of the aforementioned public road; thence by and with the same North 40° West 85.9 ps. to the middle of the public road leading from the State Road north of Lewistown to Hunting Creek; thence by and with the same the following two courses to-wit: North 37° East 21.2 ps.; thence North $29\frac{1}{4}^{\circ}$ East 42.10 ps.; thence South $81\frac{1}{4}^{\circ}$ East 106.6 ps. to a stone; thence South $\frac{1}{4}^{\circ}$ West 51.3 ps. to the place of beginning, containing 150 acres, 2 rods and 16.67 sq. ps. of land, more or less.

Being all of that real estate which was conveyed unto Brantley F. Keeney and Betty M. Keeney, his wife, by Alfred J. Galiani and Alfred E. Galiani, by deed dated March 31, 1967, and recorded among the Land Records of Frederick County, Maryland, in Liber No. 762, Folio 682.

This property is located on Angleberger Road and Bottomley Road, in Lewistown Election District, and has extensive road frontage. The property consists of several sets of buildings. There is a very old stone and frame main house consisting of 8 rooms, 4 bedrooms, oil heat, full basement. There are 2 other tenant houses on the property, a large modern cow barn, 2 bank barns and other outbuildings. The property is now under lease which expires March 31, 1969, with a rental of \$400.00 per month.

This property is sold subject to the lien of a deed of trust bearing date September 7, 1966, from Alfred J. Galiani and Alfred E. Galiani, to J. Vernon Summers and Francis W. Main, Trustees, the principal amount due on said mortgage is \$131,350.00. An announcement on the day of the sale will give the exact amount of interest and principal due as of said date.

TERMS OF SALE: A deposit of 10% of the purchase price will be required from the purchaser or purchasers on the day of sale, the balance to be paid upon ratification thereof by the Court. Costs of conveyancing and the Federal Revenue stamps to be at the expense of the purchaser or purchasers.

RICHARD E. ZIMMERMAN, Assignee

DAVID E. ALDRIDGE
Solicitor for Assignee
120 West Church Street
Frederick, Maryland

Filed August 16, 1967

BOOK

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EXHIBIT ACKNOWLEDGEMENT

*No. 21,656 Equity
Exhibit*

ACKNOWLEDGMENT OF PURCHASER AT MORTGAGE SALE

I hereby acknowledge to have purchased of
Richard E. Zimmerman, Assignee of a mortgage from
Brantley F. Keeney and Betty M. Keeney,
his wife, bearing date on the 31st day of March,
in the year Nineteen Hundred and Sixty-Seven,
and recorded in Liber No. 763, Folio 400, one of
the Land Records of Frederick County, on this 11th
day of August, in the year Nineteen Hundred
and Sixty-Seven, all those pieces or parcels of
ground situate, lying and being in Lewistown
Election District, Frederick County, State of
Maryland, and being Parcel No. 1: 198.88 acres
of land, more or less, and Parcel No. 2: 150 acres,
2 roods and 16.67 sq. ps. of land, and being more
fully described in the annexed advertisement, at
and for the sum of Sixty Seven Thousand ^{no} 00 Dollars
(\$67,000.00), and upon the terms of sale set
forth in said advertisement.

Witness:

Alfred J. Galiani
Alfred E. Galiani
Emmert R. Bowlos
Emmert R. Bowlos
Alfred E. Galiani
Alfred E. Galiani
by Alfred J. Galiani

STATE OF MARYLAND, FREDERICK COUNTY, TO-WIT:

I hereby certify that on this 11th day of August,
1967, before me, the Subscriber, a Notary Public of
the State of Maryland, in and for the County afore-
said, duly qualified and commissioned, personally
appeared Alfred E. Galiani and made oath
in due form of law that the matters and things set
forth in the above Acknowledgment of Purchaser at
Mortgage Sale are true and correct to the best of
his knowledge, information and belief.

Witness my hand and Seal Notarial.

Arthur J. Campbell
ARTHUR J. CAMPBELL

Notary Public

